118.0	0003	0026.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	598,800 / 598,800
					USE VALUE:	598,800 / 598,800
					ASSESSED:	598,800 / 598,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
332		FOREST ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CHODEN THINLAY
Owner 2:	RINZIN TENZIN
Owner 3:	
Street 1:	332 FOREST ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LIAKOS GEORGE & SVETLANA -
Owner 2:	-
Street 1:	332 FOREST ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,000 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1966, having primarily Vinyl Exterior and 1665 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4000.000	220,800		378,000	598,800
Total Card	0.092	220,800		378,000	598,800
Total Parcel	0.092	220,800		378,000	598,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 359.64 | /Parcel: 359.6

Legal Description

User Acct 76223

GIS Ref

GIS Ref

Insp Date 08/31/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 118.0-0003-0026.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	220,800	0	4,000.	378,000	598,800	598,800	Year End Roll	12/18/2019
2019	101	FV	205,700	0	4,000.	383,400	589,100	589,100	Year End Roll	1/3/2019
2018	101	FV	204,600	0	4,000.	286,200	490,800	490,800	Year End Roll	12/20/2017
2017	101	FV	204,600	0	4,000.	259,200	463,800	463,800	Year End Roll	1/3/2017
2016	101	FV	204,600	0	4,000.	248,400	453,000	453,000	Year End	1/4/2016
2015	101	FV	188,000	0	4,000.	210,600	398,600	398,600	Year End Roll	12/11/2014
2014	101	FV	188,000	0	4,000.	199,800	387,800	387,800	Year End Roll	12/16/2013
2013	101	FV	188,000	0	4,000.	190,100	378,100	378,100		12/13/2012

!9179!

PRINT

Date	Time
12/10/20	23:41:10

LAST REV

Date	Time
09/11/18	15:30:43

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9179

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LIAKOS GEORGE &	43676-235		9/8/2004		395,000	No	No		
BARTALUSSI ROBE	23148-422		5/4/1993		168,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/24/2015	1191	New Wind	37,260		8/24/2015			Install 23 replace
10/18/1993	521	Manual	1,465					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
8/31/2018	MEAS&NOTICE	BS	Barbara S
11/23/2015	Permit Insp	PC	PHIL C
12/4/2008	Meas/Inspect	372	PATRIOT
1/8/2005	MLS	MM	Mary M
4/1/2000	Inspected	197	PATRIOT
2/15/2000	Measured	264	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	76223
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4000		Sq. Ft.	Site		0	70.	1.35	5									378,000						378,000	

Total AC/HA:	0.09183	Total SF/SM:	4000	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	378,000	Spl Credit		Total:	378,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	18 - Raised Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1966	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	128.237
Other Features:	84300
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	300002
Depreciation:	79200
Depreciated Total:	220801

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	3	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

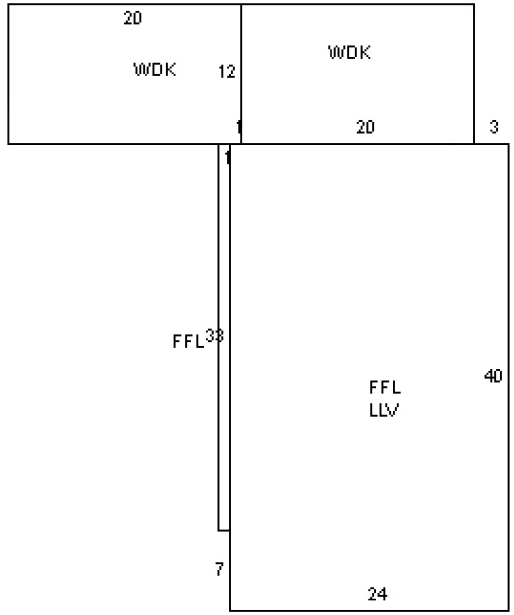
No Unit	RMS	BRS	FL
1	5	3	
Totals			
1	5	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	128.24
Special Features:	0	Val/Su Net:	90.75
Final Total:	220800	Val/Su SzAd	222.36

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	993	128.240	127,340
LLV	Lower Level	960	88.000	84,483
WDK	Deck	480	8.080	3,880

Net Sketched Area:	2,433			Total:	215,703
Size Ad	993	Gross Are	2433	FinArea	1665

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	70		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

118.0-0003-0026.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	